

## **ANTI-GRAFFITI LANDSCAPING LANDSCAPED BUFFER DEVELOPMENT AND PLANTING STANDARDS**

**TO:**

**FROM:** Nancy Morrison, Parks Planning Coordinator

**PROJECT:**

**DATE:** , 2006

1. All landscaping shall comply with the Anti-Graffiti Landscaping, Landscaped Buffer Development and Planting Standards, attached.
2. No structures of any kind may be installed or maintained within the above landscaped areas. No exposed utility boxes, transformers, meters, piping (excepting the backflow prevention device), etc., are allowed to be located in the landscape areas or setbacks or on the street frontages of the buildings. All transformers, etc., shall be shown on the site plan. The backflow device shall be screened by landscaping or such other means as may be approved. **(Include this note on the site plan.)**
3. Landscaping must be in place before issuance of the certificate of occupancy. **(Include this note on the site plan and landscape plan.)**
4. Prior to final inspection, a written certification, signed by a landscape professional approved by the Director, shall be submitted stating that the required landscaping and irrigation system was installed in accordance with the landscaping and irrigation plans approved by the Planning Division, Development Department. **(Include this note on the site plan.)**
5. Trees shall be maintained in good health. However, trees may not be trimmed or pruned to reduce the natural height or overall crown of the tree, except as necessary for the health of the tree and public safety; or as may otherwise be approved by the Planning and Development Department Director. **(Include this note on the site plan and landscape plan.)**
6. Submit six copies of landscaping and irrigation plans prepared by a landscape professional, showing the number and types of trees, to the Planning Division. These plans must be reviewed and approved prior to obtaining building permits.
7. Provide on-site landscaping as indicated by the landscape plan for this project. The landscaping must be in place prior to well operation. **(Include this note on the site plan.)**

## **LANDSCAPED BUFFER DEVELOPMENT STANDARDS**

---

### **A. STATEMENT OF PURPOSE**

These standards are intended to mitigate the effects of graffiti by providing landscape screening of masonry walls and wood fencing with consideration given to maintaining attractive landscape areas in buffers and parkway strips. These standards are designed to provide optimum coverage within a realistic time frame while maintaining the flexibility for different landscape design concepts within the context of meeting the anti-graffiti landscaping objective. The list of plant materials included in the APPENDIX is a partial list only and will not restrict design variation which will be approved as landscape plans are reviewed through the subdivision review process. While design variations may be submitted, any alternate plant material must meet the approved goals of the standards contained in this document.

### **B. SIZE AND QUALITY OF PLANT MATERIAL**

Minimum size of plant material shall be as listed below. Plant material shall comply with ANZI Z90.1, and be of the following minimum size:

1. Trees: 15 gallon minimum size
2. Shrubs: 5 gallon minimum size unless approved otherwise by the Parks Department.
3. Vines: 5 gallon minimum size. One-gallon vines will not be acceptable.
4. Ground covers: May be planted via seed, flats, liners or one-gallon containers.
5. Erosion control plantings may be seeded on steep slopes if approved by the Parks Department.

### **C. SPACING**

For the purposes of providing coverage on buffer walls, plant material shall be spaced in order to provide the maximum amount of ground and wall coverage possible to reduce the incidence of graffiti on buffer walls, and enhance the appearance of buffers. Buffer planting areas shall be planted with low maintenance medium and large trees from 15-gallon containers at an average spacing of 25 feet on center. Medium and large shrubs with upright growth habits shall be planted approximately 6 to 8 feet apart when used to provide wall screening. Vines shall be planted at an average maximum spacing of 20 feet on center when used to provide wall screening. Street trees in parkway strips shall be planted with low maintenance medium and large trees from 15-gallon containers at an average spacing of 50 feet on center. Should the proposed landscape buffers and/or parkway strips be located next to an existing buffer and/or parkways strip, the planting concept shall simulate the adjacent landscape design to present a more uniform appearance on the street. Variances in the landscape concept will be acceptable, but the design of the new landscape buffer and/or parkway strip shall strive to mimic the existing as much as possible.

### **D. TIME FRAME FOR WALL COVERAGE**

Buffer landscaping shall serve to provide coverage of walls with plant material to reduce the incidence of graffiti within a four to five year period after planting.

## **E. GRADING AND DRAINAGE OF BUFFERS AND PARKWAY STRIPS**

Maximum slopes shall not exceed 4:1 with 1' of level ground between the slope and the back of the sidewalk and/or face of fence. Erosion control measures shall be implemented on all slopes 4:1 or steeper. Such erosion control shall, at a minimum include the use of synthetic erosion control netting in combination with ground cover species approved by the Parks Division. The erosion control netting shall be approved by the Parks Department prior to shipping, and the netting shall be installed as recommended by the manufacturer.

## **F. ACCEPTABLE TREATMENTS**

1. Planting & Irrigation concepts shall include, but are not limited to the following:
  - a. Landscape design may incorporate formal or informal planting patterns. When new landscape buffers and parkway strips are proposed next to existing treatment of the same type, the proposed design shall attempt to duplicate the general patterns of tree, shrub, ground cover and vine plantings of the existing buffer adjacent to the proposed project. Exceptions may be made due to the age of the existing buffer design (it may be outdated), and the need for compliance with the standards set forth within this document.
  - b. Planting areas shall be planted with a range of low maintenance type trees, shrubs, ground covers, and/or vines. The approved concept is a hardy low and vigorous growing ground cover or low to medium height spreading evergreen shrubs that will fill out the buffer island quickly. Large shrubs may be planted for the purposes of providing screening for walls as listed above. A general list of ground covers types ordinarily acceptable may include but is not vigorous varieties that may be planted via seeding, by flats, or containers.
  - c. Shrub and ground cover species shall be selected so that the ultimate growth habit will be naturally contained within the planting area without the need for additional pruning or trimming.
  - d. A 6"X6" concrete delineator curb shall be constructed at the end of all landscape buffers delineating the border between the City maintained landscape areas and the privately maintained areas.
  - e. Parkway strips (planting areas between the back of curb and the sidewalk) shall be planted with low growing ground covers and shrubs (less than 2.5 feet high). Shrubs species shall be carefully selected for their ability to stay within the boundary of the narrow parkway strip without the need for trimming, and shall be spaced to provide a full coverage of the planting area at maturity.
  - f. Plant material shall be kept back away from the edge of sidewalks in buffers. All trees shall be planted no closer than 5 feet away from walls, fencing, paving, and other edging in buffers. Shrubs shall be planted no closer than 3 feet away from walls, fencing, paving, and other edging in buffers. Shrubs shall be of a type that can be maintained within the planted area with minimal trimming.
  - g. Vines may also be included in the design only in the areas adjacent to masonry fencing, but vines shall not be used on wood fencing. The landscape design shall provide total wall screening within a 4 to 5 year period.

- h. Planting design and documentation on the plans shall comply with FMC 12-306-N 23, 24, and 11-301.
- i. Planting areas 4 to 7 feet in width shall also be planted with a range of low maintenance type trees, shrubs, vines and ground cover.

## **G. IRRIGATION SYSTEM**

Irrigation shall be by automated drip systems. Points of Connection and Water Meters shall be sized for the anticipated water flows through the buffer. Standard City of Fresno Water Division meter flows are 50 gallons a minute through a 1" meter and 110 gallons a minute through a 1.5 inch meter. It shall be the responsibility of the Developer to change out any oversize meter installations at his/her cost before issuance of final acceptance of the landscape buffer landscaping by the Parks Department.

## **H. APPLICABILITY**

The treatments described in 1a-j above shall apply to, but is not limited to the following types of buffers:

- 1. Landscaped buffers with lineal or meandering walks and masonry fencing and/or combinations of masonry and wood fencing.
- 2. Landscaped buffers with standard sidewalk pattern and masonry fencing and/or combinations of masonry and wood fencing
- 3. Landscaped buffers with lineal or meandering walks and wood fencing
- 4. Landscape buffer with standard sidewalk pattern and wood fencing
- 5. Landscape buffers 20 feet or wider with masonry fencing with or without sidewalks and/or combinations of masonry and wood fencing
- 6. Landscaping in the right of way and landscape setback adjacent to water well sites shall be the responsibility of the City of Fresno Water Division and may not be included in the CFD.

No private flags, signs or identification of any kind shall be permitted in the right of way, within the city - controlled easement or on the fence or wall facing the street.

K\App Asst Center\Anti-Graffiti Ldscp – rev 3-9-06